

Householder Proforma

Application Ref:

2022/0098

Address:

3 Hall Place, Monk Bretton, Barnsley, S71 2EX

Neighbour Representations:

No

Property Description:

The applicant’s property is a detached bungalow located on a partial corner plot on Hall Place in Monk Bretton. The site is located within the Urban Fabric, part of an entirely residential area with Hall Place leading to Church Grove – which the applicant’s property fronts onto. Both Hall Place and Church Grove are cul-de-sacs. The surrounding street scene is entirely comprised of detached bungalows which are similar in appearance to the applicant’s property, albeit with a variety of construction materials with numerous examples of extensions to several dwellings.

The vehicular access into the property is from Church Grove to the North-East of the site and provides access onto a hard surfaced parking area to the front/side of the dwelling. The site is bounded by a mid-height bricked wall around the boundaries of the site with a 2m high wooden gate to the front of the driveway. There is a detached pitched roof outbuilding located in the rear curtilage.

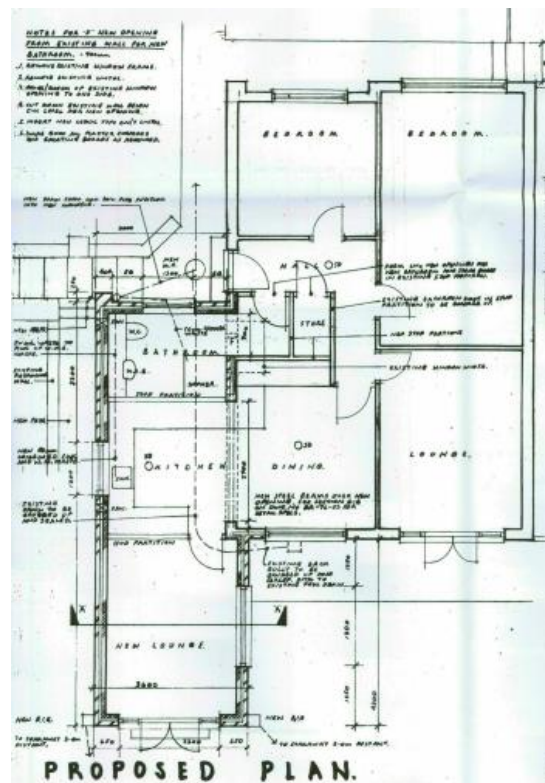
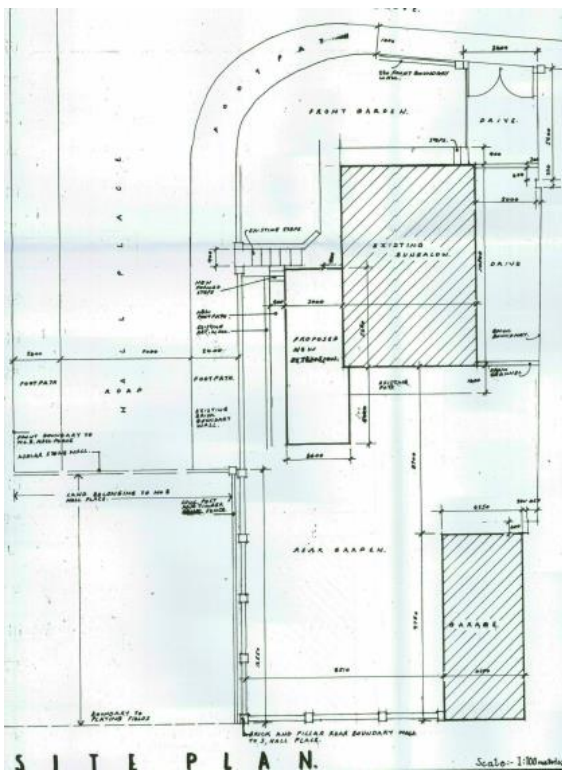


Householder Proforma

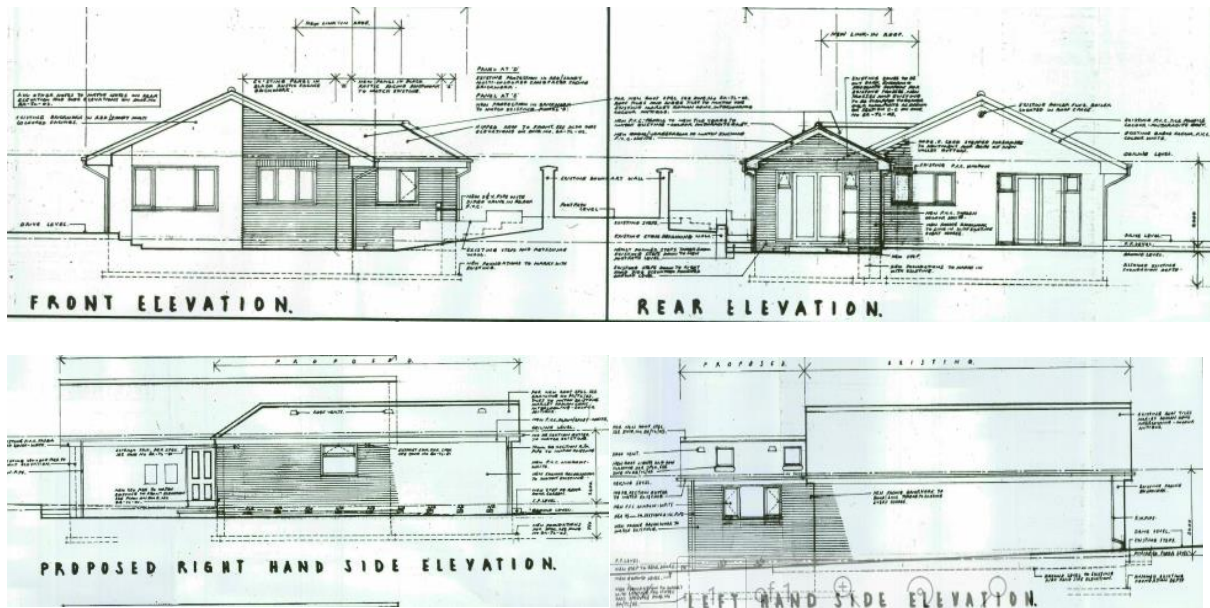


Proposed Extension:

The applicant is seeking approval for the erection of a single storey side/rear extension to the dwelling. The extension projects 3.5m with a length (front to rear) of 9.9m, being designed with a hipped roof with a height of 2.4m to the eaves and 3.7m to the roof ridge at the highest point.



Householder Proforma



- UDP Designation:** Housing Policy
- Local Plan Designation:** Urban Fabric
- Conservation Area:** No
- Relevant History:** None
- Acceptable in Principle:** Yes
- Acceptable in Principle:** Yes

Side Extension:	Yes / No (include comment if required)
Single Storey	
1. set back	Yes
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	
4. roof design corresponds to existing	<p>Yes (The roof is different to the existing as it is a hipped roof on a standard apex roofed dwelling, but the surrounding area features several different roof styles on neighbouring properties which has been varied further through extensions. There are other examples of hipped roof in the nearby area and it is felt that the extension relates well to the street scene – whilst not having a detrimental impact on the character of the dwelling.</p> <p>See photographs below for neighbouring examples of roof styles/types.)</p>

Householder Proforma

5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Yes (but these are on the ground floor of the extension with a fairly significant separate distance to neighbouring properties across the road – c. 18m to the nearest property at nos. 6 and 8 Hall Place to the West. The windows/extension is slightly set down from the street and the neighbourign properties and there is also some screening o the boundary line in the shape of a wall which would obscure the views between the existing neighbouring windows and the proposed windows. Further, the applicant benefits from permitted development rights which would allow for the erection of a single storey side extension up to half the width of the dwelling with habitable rooms on the side without planning permission. The reason why permission is required in this case is that there is some rearwards projection to the extension, however, this does not decrease the width to the neighbouring properties and has little impact on residential amenity/privacy).
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Note – Photographs of neighbouring property and the variety in roof style/types:



Householder Proforma

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	Yes
7. roof design compliments / ties in well	Yes (Covered in more detail in the above section).
8. habitable room windows on the side elevation?	Yes (Covered in more detail in the above section).
9. distance to rear boundary (shared with another residential property) 10m or more?	N/A – (Only relevant for developments with first floor windows on the rear elevation.)

Recommendation:

Approve with conditions